

March 21minutes  
**CHESTERFIELD MEWS COMMUNITY ASSOCIATION**  
Special meeting of the Board of Directors  
March 3, 2021  
Via teleconference

**Board members in attendance/called in**

Dave Sobel  
Helen Fortner  
Emilie Brundage  
Ping Shu  
Dilma Zurita  
Rosina Schaknies

**Board members absent:** Mary McGarvey, Arash Zar

**Others present:** Steve Shaw, Associa management representative

**Call to order:** A quorum of directors being present, the Board special meeting was called to order at 6:38 pm. Dave Sobel presided. Emilie Brundage recorded the minutes.

**Approval of minutes:** January 27 Board meeting minutes will be approved at the next meeting

**CMCA erosion problem statements** for lower Readsborough Court and upper Readsborough Court. Motion made by Emilie Brundage, Ping Shu seconded. Passed unanimously. The county has offered to be involved with both areas.

**Board members code of conduct:** Motion to approve made by Emilie Brundage, Helen Fortner seconded. Passed unanimously.

**Point of Contact with HOA lawyer:** Motion to allow president Dave Sobel and Associa representative Steve Shaw to be the POC made by Helen Fortner, Emilie Brundage seconded. Passed unanimously.

**Legal opinion on the courtyards,** addressing courtyard ownership and responsibilities for maintenance and rebuilding: Motion to ask the HOA lawyer for an updated opinion made by Emilie Brundage, Helen seconded, passed unanimously.

**LED conversion of CM street lights:** The Board favors the contemporary light, with Helen with no comment. Additional information will be asked to clarify the cost of replacing all the lights.

**Tree pruning**

Dave Sobel and Patrick are doing a list of the trees that need to be pruned/removed.

**Tennis court:** Motion to allow John Whitlock to write a problem statement for the tennis court made by Emilie Brundage, Helen Fortner seconded. Passed unanimously.

**Website expense:** Motion to reimburse Dave Sobel \$35 for website related expense made by Helen, Emilie seconded. Passed unanimously.

**Late fees:** Motion to waive a total of \$125 late fees made by Helen Fortner, Emilie Brudage seconded. Passed unanimously.

**Adjournment:** There being no further business a motion was made and seconded at 8:15pm to adjourn the meeting.

Respectfully submitted,  
Emilie Brundage